

**City Of Santee  
Regular Meeting Agenda**

**Santee City Council  
Community Development Commission  
Santee Public Financing Authority**

**Council / Commission / Authority Chamber  
10601 Magnolia Avenue  
Santee, CA 92071**

**April 25, 2007  
7:00 PM**

*(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)*

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor John Minto  
Council Members Jack Dale, Brian Jones and Hal Ryan

**INVOCATION:** Pastor Justin McMurdie, Santee Christian Church

**PLEDGE OF ALLEGIANCE:**

**ADJOURNMENT IN MEMORY:** Tom Burt

**PROCLAMATION:** MUNICIPAL CLERKS' WEEK APRIL 29 – MAY 5, 2007

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.
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- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:  
Santee City Council 4-11-07 Regular Meeting  
Community Development Commission 4-11-07 Regular Meeting  
Santee Public Financing Authority 4-11-07 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Approval of the Expenditure of \$75,933.99 to Pay for March 2007 Legal Services and Related Costs, and Appropriation of \$114,000 in General Fund Reserves for Estimated Expenditures through June 30, 2007.**
- (E) Approval of a Consultant Services Contract with Tetra Tech for an Amount Not to Exceed \$20,000 for an Independent Review of the Town Center Community Park Project Design Plans, and Authorization for the City Manager to Execute the Agreement.**
- (F) Approval of a Consultant Services Contract with D-Max Engineering for Annual NPDES Dry Weather Monitoring Requirements and Update of the City's Jurisdictional Urban Runoff Management Program, Authorization for the City Manager to Execute the Agreement, and Appropriation of \$108,150 in Zone 2 - Flood Control District Reserves.**
- (G) Adoption of Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report Pursuant to the Provisions of the Streets and Highways Code of California, for the FY 2007-08 Santee Roadway Lighting District Annual Levy of Assessments.**
- (H) Adoption of Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report Pursuant to the Provisions of the Streets and Highways Code of California, for the FY 2007-08 Town Center Landscape Maintenance District Annual Levy of Assessments.**
- (I) Adoption of Resolution Initiating Proceedings and Ordering the Preparation of Engineer's Reports Pursuant to the Provisions of the Streets and Highways Code of California, for the FY 2007-08 Santee Landscape Maintenance District Annual Levy of Assessments.**

**2. PUBLIC HEARINGS:**

- (A) Public Hearing for a Conditional Use Permit (P07-01) to Construct a new 71,530 Square Foot Mixed Commercial and Retail Shopping Center, "The Marketplace at Santee," Including the Demolition of the Existing Santee Shopping Center Buildings Located at 9333, 9337, 9365, 9367, and 9389 Mission Gorge Road. Applicant: Santee Retail, LP (Relates to 9A)**

Recommendation:

1. Conduct and Close the Public Hearing;
2. Approve the Mitigated Negative Declaration (AEIS07-01) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA);
3. Adopt the resolution approving Conditional Use Permit P07-01; and
4. Community Development Commission to authorize the City Manager to approve the Jobs Creation and Blight Removal Agreement.

- (B) Public Hearing on an Appeal of the Decision of the Director of the Department of Development Services Denying Temporary Use Permit TUP07-04 for a Temporary RV Sales Use at 11332 North Woodside Avenue. Applicant: Double D RV**

Recommendation:

1. Conduct and Close the Public Hearing; and
2. Adopt Resolution affirming the Decision of the Director of the Department of Development Services to deny Temporary Use Permit TUP07-04 dated April 9, 2007.

- (C) Public Hearing for a Tentative Map (TM07-01) and Development Review Permit (DR07-02) to Construct 235 Condominiums Including Eight Live/Work Units in 42 Two- and Three- Story Buildings, and Common Amenities on 11.26 Acres in Town Center. Applicant: CLB Partners.**

Recommendation:

1. Conduct and Close the Public Hearing;
2. Approve the Negative Declaration as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA);
3. Adopt two Resolutions approving Tentative Map TM07-01 and Development Review Permit DR07-02; and
4. Authorize the City Manager to execute a document in a form approved by the City Attorney to mutually terminate, as necessary, the Cooperation Agreement by and among the Community Development Commission of the City of Santee, the City of Santee, and the County of San Diego.

- (D) **Public Hearing for a Development Review Permit (DR07-05) to Construct a 38,555 Square Foot 12-Plex Theater on a 6.1 Acre Site in Town Center. Applicant: Fehlman LaBarre Architects Inc., for Hollywood Theaters. (Relates to 9B)**

Recommendation:

1. Conduct and Close the Public Hearing;
2. Approve the Negative Declaration as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA);
3. Adopt Resolution approving Development Review Permit DR07-05; and
4. Community Development Commission authorization to the City Manager to execute an Owner Participation Agreement.

3. **ORDINANCES (First Reading):** None

4. **CITY COUNCIL REPORTS:**

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

*Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

8. **CITY MANAGER REPORTS:**

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

- (A) Adoption of a Resolution Authorizing Execution of a Jobs Creation and Blight Removal Agreement. (Sudberry Properties, Inc.) (Relates to 2A)**

Recommendation:

1. Adopt resolution.

- (B) Adoption of a Resolution Approving an Owner Participation Agreement (Multiplex Theater Development) by and between the Community Development Commission of the City of Santee and Ryan Companies US, Inc. (Relates to 2D)**

Recommendation:

1. Adopt resolution.

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:**

**12. CLOSED SESSION:**       None

**13. ADJOURNMENT:**



Apr	26	Santee Human Relations Advisory Board	Chamber Conf. Rm.
May	03	Santee Park and Recreation Committee	Building 6 Conf. Rm.
May	09	City Council/CDC/SPFA Meeting	Chamber
May	21	Santee Community Oriented Policing Committee	Chamber Conf. Rm.
May	23	City Council/CDC/SPFA Meeting	Chamber
May	24	Santee Human Relations Advisory Board	Chamber Conf Rm.

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

**For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at [www.ci.santee.ca.us](http://www.ci.santee.ca.us).**

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.*

State of California     }  
County of San Diego   } ss.  
City of Santee         }

### AFFIDAVIT OF POSTING AGENDA

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on April 20, 2007 at 4:30 p.m.

\_\_\_\_\_  
Signature

4/20/07  
Date